

Appendix A: Public Participation Documentation



Smart Growth

CITY OF ST. FRANCIS LONG-RANGE PLANNING PROCESS

St. Francis Planning Commission Sub-Committee is in the process of updating the City's comprehensive plan, a process to be completed over the next several months with the aid of State grant money. The consulting firms of Graef, Anhalt, Schloemer and Associates, Inc. (GAS) and Planning & Design Institute, Inc. (PDI) have been selected to work with the sub-committee to prepare the plan update.

Sub-Committee Task Force

Lawrence J. Burazin, Mayor & Chairman
Nancy D'Amato, Citizen Member
Jeffery L. Mayer, Alderman First District
Jack Schultz, City Engineer
Eric Stenwell, Citizen Member
Anne Uecker, City Clerk
Matt Wojtecki, Citizen Member

Why Now?

The last completed comprehensive plan prepared for the City of St. Francis was adopted in 1963, and is due for an update. The city and surrounding communities have undergone major shifts and transformation since the 60's. Although plans and studies have been completed during this period, there is a need to evaluate the City's needs in a comprehensive plan.

What is a Comprehensive Plan?

A comprehensive plan is a community's vision for its future. It serves as a policy statement made by a local government to help guide anticipated growth to meet the goals of the community. A comprehensive plan goes beyond a traditional land use plan by looking broadly at the many elements that shape a community. A land use plan maps out the desired physical development of an area, but does not take into account social and economic goals like a comprehensive plan. This "Big Picture" approach gives the plan for a city such as St. Francis the guidance to help cultivate the community its citizen's desire.

The State of Wisconsin, under progressive new legislation called "Smart Growth," has developed guidelines for comprehensive planning in its local communities. This legislation does not take away from local government control; rather, it empowers small communities such as St. Francis by

identifying the many elements that shape a community and asking that the citizens put foresight into their decision-making processes in these areas. Cities, towns, and counties in Wisconsin must have comprehensive plans that are consistent with their land use actions by 2010.

Smart Growth Elements

Smart Growth legislation includes nine elements that help guide comprehensive planning.

They include:

- Issues & Opportunities
- Housing
- Economic Development
- Cultural & Natural Resources
- Land Use
- Transportation
- Utilities & Community Facilities
- Intergovernmental Cooperation
- Implementation

Goals of the Comprehensive Plan

- Create a collective "vision" that represents the residents, business owners, and community's interests
- Enhance the community's identity
- Maintain the character of existing neighborhoods
- Establish priorities for public investment in transportation, recreational, institutional, and cultural assets
- Identify key opportunities for public and/or private investments
- Manage growth to minimize negative impacts on the community
- Prioritize and coordinate capital improvements
- Emphasize high-quality design in physical planning
- Provide practical implementation strategies by recommending a coordinated framework of regulatory tools to assist the City

- Identify the roles and responsibilities of the various parties involved in implementation

How Can You Participate?

Preparing a comprehensive plan is not only a planning initiative. It is also a public decision process and an opportunity to engage a wide range of community interests in discussions about the City's future, and its competitiveness in terms of economy and quality of life. The plan should reflect community values and goals. There are a number of ways to participate in this planning process, from attending sub-committee meetings, contacting local officials, or responding to the open house survey.

Sub-Committee Meetings

A series of sub-committee meetings have been held, beginning in August of 2002, and will continue to approximately June of 2003. The meetings are held at the City Hall in St. Francis every third Monday of the month at 7:00pm. All meetings are posted on the City's website (www.cityofstfrancis.com). The consultants and sub-committee task force review the progress of the comprehensive "smart growth" plan and end with a public agenda item.

Copies of Draft Plan for Review

Prior to each meeting, draft copies of the plan to be reviewed by the public are available for viewing at the City Hall and Library in St. Francis.

Next Steps


GAS and PDI will evaluate the public's comments from the open house, revise the draft comprehensive plan, establish general recommendations, and present the results to the planning sub-committee.

Major Phases of the Project

Analysis & Issues	Plan Elements	Public Open House	Recommendations	Review & Approval	Adoption
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The following postcard was mailed to all City of St. Francis residents notifying them of the Open House



CITY OF ST. FRANCIS

COMPREHENSIVE
"SMART GROWTH"
PLAN

PUBLIC OPEN HOUSE

Monday, February 17, 2003
3:00 P.M. to 7:00 P.M.
St. Francis Community Center
3476 East Howard Avenue

*We welcome your input on the information
we have gathered so far!*

What is Smart Growth?

"Smart Growth" refers to the development and implementation of a Comprehensive Plan that will provide guidance for the future of the City of St. Francis. The State of Wisconsin outlines the following nine elements to be addressed in the plan:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

RESIDENT
City of St. Francis

City of St. Francis
Comprehensive "Smart Growth" Plan

February 17, 2003
Open House Comment Form

***Please deposit this form in the "Comment Form Return Box" today,
OR mail to the following address no later than February 24, 2003.***

Mr. Stephen Hauser
Graef, Anhalt, Schloemer & Associates, Inc.
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470

Background Information

Name _____

Address _____

Do you live in the City of St. Francis? _____ yes _____ no

If you DO live in the City of St. Francis:

How many years have you lived in the here?

_____ under 5 _____ 5-10 _____ 11-15 _____ over 15

If you DO NOT live in the City of St. Francis, what is your affiliation with the City? (Property owner, business owner, live in surrounding municipalities, etc)?

General Information and the Comprehensive Planning Process

Do you have any concerns or questions regarding the **Planning Process** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

Issues and Opportunities

Do you have any concerns or questions regarding the **Issues and Opportunities** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

Housing

Are there any concerns or questions regarding the **Housing** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Economic Development

Are there any concerns or questions regarding the **Economic Development** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

[illegible]

Land Use

Are there any concerns or questions regarding the **Land Use** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

[illegible]

Cultural and Natural Resources

Are there any concerns or questions regarding the **Cultural and Natural Resources** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Transportation

Are there any concerns or questions regarding the **Transportation** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

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Utilities and Community Facilities

Are there any concerns or questions regarding the **Utilities and Community Facilities** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

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Intergovernmental Cooperation

Are there any concerns or questions regarding the **Intergovernmental Cooperation** that were not addressed in the Open House that you would like to bring to the attention of the planning committee?

[illegible]

General Comments

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MEMORANDUM

TO: File

FROM: Steve Hauser

DATE: March 13, 2003

SUBJECT: St. Francis Comprehensive Planning Project

This is a summary of the comments received from the comment forms distributed at the open house held on February 17, 2003 at the St. Francis Community Center. There were 152 registered attendees at the open house, 21 responses from that meeting were residents of St. Francis for over 15 years, 6 responses came from residents of St. Francis who lived there between 11 and 15 years, and 8 responses from non-residents.

The response rate based on the number of forms received was approximately 22 percent for all respondents, approximately 17 percent from the City of St. Francis residents and approximately 5 percent from non-residents.

Summary of Information

General Information and the Comprehensive Planning Process

This is a summary of the information received from the comments forms regarding general planning information and the comprehensive planning process in general. The following are what could be considered the theme of those comments:

1. There were several comments, which indicated that this was a good idea to conduct this planning process. It had been requested in the past. Several comments along this line also indicated that some of the residents would like to see more meetings held and that more presentations should be made to the citizens.
2. As a general comment, several other residents indicated that they would have liked to see detailed neighborhood plans for the areas that were available for development.
3. There were several comments, which characterized St. Francis with a rural, small community feeling and that needed to be retained and that St. Francis did not need a lot of redevelopment or renovation. Paying a little higher taxes for the piece of mind and quiet was well worth it.

4. In the planning process, there does not need to be any additional apartment building projects promoted and that single-family houses and possibly duplexes, housing projects are what the City needs at this point.
5. There was an indication that the information generated through this planning process should be available to the residents either through more and longer meetings or posting the information on the website for their review.

Issues and Opportunities

In reviewing the responses to the chapter on issues and opportunities the following are the themes that were presented in the responses to the comment forms.

1. The City should dispel any rumors about eliminating St. Francis High School and that the site should be developed with single-family homes. It appears that the community wishes to keep their high school and look for other areas for development.
2. St. Francis is a unique community and should remain a small community. They did not wish to be associated with a large city such as the City of Milwaukee and should keep the small town feeling.
3. The vacant land in the City should be developed as single-family houses and open wooded areas should remain as green space and especially the portions of the Wisconsin Energies property in the area of Howard Avenue should remain open.
4. There was one comment regarding creating a central gathering place for the residents which could include fountains, parks and monuments.

Housing

There were several major themes that came from the comment forms and they are the following:

1. The City of St. Francis needs more single family housing.
2. The City of St. Francis should not pursue any additional apartment development projects or condominium housing projects.
3. There seemed to be a concern about approving any low cost housing and that there was a need for upscale housing in the City to retain residents.
4. There was one comment to the fact that the City had enough senior housing and did not need any additional senior housing.

5. Based upon the increased density of residents in the apartment and condominium developments, what affect does that have on providing services to those residents specifically from the fire and police departments.

Economic Development

Based upon the summary of the responses to the comment forms, the following themes were evident:

1. The City should not develop the vacant properties just for the sake of developing. Overdeveloping is not necessarily in the best interest of the City. It may not be a wise use of the land resources.
2. The development along Kinnickinnic Avenue and Layton Avenue should be more efficient and effective since there are few places to shop and that future development should promote small business.
3. There were several comments on seeing the need for additional industry in the City to bolster the tax base. One comment was to possibly include some manufacturing on the Wisconsin Energies lands. Another possible use that should be pursued would be clean light industry and upscale office buildings as a use in the development areas.
4. There were several comments that the existing businesses on Kinnickinnic Avenue and in the shopping malls along Layton be cleaned up, dressed up and there be some beautification to the areas and that certain chain stores not be considered and that specialty shops be much pursued.
5. There was one comment with regard to developing a city center type area similar to the Village of Greendale along Broad Street and Northway and that there be no retail shopping in the corridor along Howard Avenue.

Land Use

Based on the comments received the following theme was noted from the responses:

1. Numerous comments were received regarding development of more green space in the City, which involves keeping the Wisconsin Energies property as green space, developing more parks and having the City manage the parks to promote wildlife habitat.
2. The remaining Lake Michigan frontage should be a mixed-use plan with some housing but there should also be an emphasis for open space and recreation on that property. This could include fishing pier, beach access, picnic areas, benches, etc.

3. The seminary woods area should remain undeveloped and be protected with buffer zones from any development that could occur around it.
4. Single-family home developments should be pursued to increase existing property values.
5. Install a bike path through the Wisconsin Energies lands.
6. Should present specific neighborhood plans for the development areas.

Cultural and Natural Resources

The following is a summary of the themes presented in the responses to the open house comment forms.

1. The preservation of green space and leaving the Wisconsin Energies lands open for use by residents, which could include a bike trail or wildlife habitat study areas.
2. The preservation and protection of the seminary woods areas and the use of buffer zones between the woods and any development that may occur.
3. Enhance the recreational opportunities of the lakefront.
4. Create a downtown village area to promote the identity of St. Francis as a City.

Transportation

Based on the responses to the open house comment form, the following is a summary of concerns with regards to transportation:

1. There appears to be a need for more bike paths, separated from city streets.
2. There are four problem intersections. The intersection of Howard Avenue and Kinnickinnic Avenue. The intersection of Layton Avenue and Pennsylvania Avenue and there appears to be a problem on westbound Howard Avenue turning left to go southbound on the Lake Parkway and also from westbound Howard Avenue to go north on the Lake Parkway.
3. There appears to be interest in extending the commuter line or the metro line from Kenosha to Milwaukee to benefit this area and there appeared to be some interest to collaborate with the City of Cudahy on the development of the proposed train station for the commuter rail.

4. There should be consideration to provide transportation for the elderly within the City.
5. There appear to be concerns regarding the increase in traffic on the city streets and a concern about the air quality associated with increased automobile use.

Utilities and Community Facilities

There were just a few comments received on this chapter and those are the following:

1. A concern of not having enough sanitary sewer connection capacity to fully develop the vacant lands. This refers to the present Milwaukee Metropolitan Sewerage District determination of no additional connections being available at this time until the new facility planning project is completed.
2. A new community center should be considered to be built on the lakefront.
3. The electric power substation on Kinnickinnic Avenue should be moved west.
4. There are certain sanitary sewer backups into existing area basements.

Intergovernmental Cooperation

The following is a summary of the themes presented in the responses to the open house comment form:

1. There appeared to be interest in limiting costs through cooperation but not at the expense of losing control.
2. There appears to be some interest in sharing school services similar to the north shore communities north of the City of Milwaukee.

General Comments

The following is a summary of the themes presented from the responses to the comment forms:

1. The need for more single family homes and permanent property owners in the City of St. Francis.
2. St. Francis has a small community feeling that makes raising a family appealing. It's a safe place to raise a family. All the residents appear to want to stay in the community but many residents with larger families cannot find sufficient housing.
3. Preserve the Wisconsin Energies lands.

4. Declining population due to aging of the population with fewer children at home, increasing senior apartments and condominiums all suggest a declining school population, which indicates merging of schools should be seriously considered.
5. City of St. Francis has enough modest housing and there appears to be a need for more upscale residences.
6. Should keep commercial development in the area of Layton Avenue and ensure that it fits in with what the City of Cudahy is proposing and that connection of the two shopping centers, Whitnall Square and Layton Mart be considered.
7. The City of St. Francis should promote permanent residents and not transient residents living in apartments.
8. There was hope that this plan would meet a balance for all of the hopes of the people of St. Francis.

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Turnout

152 Registered Attendees.

035 Comment Form Responses.

- ☐ 21 Residents of St. Francis over 15 years.
- ☐ 06 Residents of St. Francis between 11-15 years.
- ☐ 08 Non Residents.

22.3% Comment Form Response Rate.

If you DO NOT live in the City of St. Francis, what is your affiliation with City?

- ☐ Proposed developer.
- ☐ Live in surrounding municipalities.
- ☐ I live a few feet from St. Francis city limits.
- ☐ Business and property owner.
- ☐ I bicycle and fly kites in this area (Greene Park), live in Cudahy.
- ☐ My husband and I spend a good portion of our leisure time in St. Francis.
- ☐ I live in Milwaukee and appreciate the small town feeling of St. Francis.
- ☐ Live adjacent to city for 40+ years, mother and relatives reside in city, I've contracted with many residents and businesses in city for landscape installation services.

General Comments**General Information and the Comprehensive Planning Process**

- ☐ Good idea on housing and planning process.
- ☐ The planning process was requested in the late '90s when Thompson Meadows plan was discussed. Why did it take so long.
- ☐ Disappointed that no possible "plans" were presented.
- ☐ Metra trains.
- ☐ Too many apartments being built.
- ☐ We love St. Francis because of its rural small community feeling. We don't mind our taxes being a bit higher if it means retaining the small community feeling.
- ☐ St. Francis does not need a lot of renovation.
- ☐ Don't mind paying taxes for peace of mind.
- ☐ Vacant land should be sold to private developers for single family houses and duplexes to increase the tax base for the City.
- ☐ Would this give tax moneys rooted to the school?
- ☐ Don't see comparisons between St. Francis & other municipalities regarding amount of park land to green space for a city of this size.
- ☐ Have more or longer meetings, hard to absorb it all at once.
- ☐ I hope this process is honest, open, and accountable to the people who live in the area.
- ☐ Why did the city jump the gun in developing its most valuable resource – the lakefront parcels with housing?
- ☐ I'm glad that we are having a planning process. Can you post the issues and answers on a website?
- ☐ I was also surprised to learn that we have a high proportion of households of \$100,000 or more than the surrounding areas – yet only the average is used which distorts what is clearly a trend.
- ☐ Lets find out how we can attract people with higher incomes and work on designing a city to attract them.
- ☐ I think another survey should be sent to the residents of the City of St. Francis asking them what their priorities are and what they would like the City of St. Francis to do with the remaining green space. It should be sent in an envelope, not as a flyer as too many people throw those away without reading them.
- ☐ I would have liked to have had more time to evaluate the projects rather than just one night.
- ☐ Did the creators of this plan think of taking this plan to the residents housing project so that there is greater input.
- ☐ Did the plan organizers have the necessary breakdown of citizens? Customize the plan presentation to meet the citizen's needs.
- ☐ The development of good roads is important to us.

Issues and Opportunities

- ☐ Dispel rumors that the City is looking to get rid of or move the St. Francis High School. The former school superintendent really gets mileage out of this item.
- ☐ If the high school were taken down, where would you put a new one? Where is there enough space? I hope you wouldn't send St. Francis students to Cudahy.
- ☐ Wildlife.
- ☐ Haven't seen the names of people on the planning committee published.
- ☐ Comparing the population to surrounding communities means nothing to me. St. Francis is unique and should remain a small community.
- ☐ Be cautious – once you've done something you're stuck with it. We are not Milwaukee, we are and will always be a small community.
- ☐ Vacant land that can not be developed for single family houses should be left as wooded areas for birds and small animals.
- ☐ It seems that some of the concern's are not being addressed like UWM research green space development as part of the planning project.
- ☐ Protecting as much as possible the WE property bordered by Lake Drive, Seminary Woods, and Howard Ave.
- ☐ More wooded areas.
- ☐ Threat of significant increased traffic along Lake Drive going north.
- ☐ Central gathering places – fountains, parks, monuments.

Housing

- ☐ More single family housing.
- ☐ Our ratio of land owner to renter is terrible.
- ☐ No sense of community with transient renters living in community. Fact of life – they do not participate in community / school affairs.
- ☐ No plans presented for single family.
- ☐ Would like to have seen breakdown of single family – not owner occupied, duplexes, etc. vs. retail. I'm sure it's a lot lower than 40%
- ☐ Taxes are too high, second in the county.
- ☐ St. Francis does not need more apartment buildings.
- ☐ Let's not make St. Francis the apartment capitol of America.
- ☐ Very apprehensive about lower income public housing being built because of the property value decrease it causes.
- ☐ No more condo's, housing is less risky.
- ☐ Building up WE property with housing would make Howard Ave uncomfortably noisy.
- ☐ Housing on lakefront development sounds ok, but my concern are the bike path & dog run by WE energy property.
- ☐ A significant increase in population density brings about a significant decrease in the quality of life. I would urge caution on the over building of condos, etc.
- ☐ It seems that the city has plenty of apartment units. Also the community seems to be family oriented – so additional single family houses should be considered. I believe a lot of people live in the area for its present environment of single family home neighborhoods and open spaces it has to offer.
- ☐ I'd like to see more upscale housing and less apartments and retirement homes.
- ☐ Being close to Milwaukee, the lake, and so much green space is a great attraction for higher income empty nesters.
- ☐ I do not see the need for any more low cost housing.
- ☐ The UWM focus group put forth a good plan using the south side of Howard for townhomes. That would certainly be a better use of the land rather than apartments. We have too many apartment buildings in the City of St. Francis.
- ☐ Per the literature I received, St. Francis has about a 50 / 50 mix of rental units, apartments, condos, etc. and owner occupied single family homes. This is a much higher rate than surrounding communities. This should be taken into consideration when planning future housing units. Everything being built now seems to be apartments, condos, etc. I know the purpose is to increase the tax base but what effect does this increased

- density of people have on our services, fire, and police depts. I would like an official statement from both depts. Commenting on the impact to their depts.
- ☐ It has always been stated that there is too much multi-dwelling properties in this city. Lets stop building apartments.
 - ☐ No more apartments.
 - ☐ No more senior housing.
 - ☐ Designated areas to be more specific as to what type of housing residential 1&2 family units or condominiums.
 - ☐ We would like to see the development of more single family homes. Upscale condos with adequate parking for residents and guests would be ok, but no apartments.

Economic Development

- ☐ Upscale shops not thrift stores, junk food places, or gas/food stores.
- ☐ Take advantage of proximity to airport.
- ☐ Why so many check cashing businesses.
- ☐ Can't we get rid of Hardee's?
- ☐ Just increase housing enough to match existing schools.
- ☐ Lets not develop St. Francis for the sake of developing. Developing doesn't necessarily mean improvement.
- ☐ Developing (over developing) St. Francis for the future will lead to the original people who loved the small community to move out.
- ☐ Development for just the sake of development is not a wise use of resources, my children will have to live with what you are doing to their future.
- ☐ WE land available should include manufacturing buildings.
- ☐ The reason the yuppies don't want to live in the condo's is there is nothing for them to do, that is why Howard will be a big strip mall by 2015.
- ☐ Develop KK and Layton Ave more effectively, there are few places to shop here.
- ☐ No fast food places.
- ☐ No architectural low standards.
- ☐ Promote small business.
- ☐ A vacant field is not a tax-generator, but it certainly can help residents maintain our sanity.
- ☐ Use and enjoy the St. Francis parks and natural areas.
- ☐ I imagine a need for industry would benefit the city.
- ☐ I do not think that we need any more industry or businesses. I would rather see the money directed towards dressing up businesses on KK and filling the shopping malls off of Layton.
- ☐ We also don't need a city center. Being close to Milwaukee and the charming 3rd ward we can't compete. We should leverage what we have – green space.
- ☐ The development should take place on the triangle that the WE energies substation is on right now and which is in the process of being dismantled. The UWM student's plan put this area to wonderful use as a coffee shop, bakery, specialty shops, with townhomes above. That's where the city center should be located. No stores such as Walgreen's, Payless Shoes, etc. – just specialty shops. Turn it into another Greendale City Center type area. No shopping along Howard Ave.
- ☐ More clean, light industries and upscale office buildings would be the best.

Land Use

- ☐ More green spaces.
- ☐ More parks.
- ☐ Take advantage of Howard Avenue vista.
- ☐ Go eastward, look northeast to see open view of lake.
- ☐ Keep corridor natural from east of boulevard, east on north side of Howard.
- ☐ Utilize corner of Howard / KK to be something we can be proud of.
- ☐ I hope that any of the WE properties that are available to develop would be used for housing to bring more people / families here and not more businesses.
- ☐ Disappointed what was done with lakefront land. Lost lots of potential, marina, etc., could've been outstanding.

- ☐ Single family homes, which would increase existing property not lower it.
- ☐ Talk was too generalized – like to see more specifics.
- ☐ I have a feeling that you have already made decisions on land use like the school being sold so the land can be developed.
- ☐ I hope its not the goal to put something on every bit of nature that we have.
- ☐ Look before you leap, trees give us oxygen.
- ☐ Taxes will always be here, our trees can be destroyed.
- ☐ Like to see some of the fly ash be a natural area.
- ☐ Can WEPCO land be rezoned residential?
- ☐ Lake Michigan frontage should be a mixed use plan with some housing, but the emphasis should be on open space and recreation.
- ☐ Information is too vague, like to see a detailed plan.
- ☐ WEPCO land should include a generous provision for open land.
- ☐ Buffer zone for Seminary Woods.
- ☐ Incorporate fishing pier and beach access along St. Francis shoreline including several access points to shoreline from Lake Dr. Develop park like setting along shoreline (picnic areas, benches, tree plantings with educational / information stations, etc. Proper bank stabilization.
- ☐ Preserve wetland designation on south end of parcel #4 along south city limits.
- ☐ Design and install bike path through WE Energies with green space amongst developments.
- ☐ Screening with plant materials around new substation at Kinnickinnic and Norwich Aves.
- ☐ Incorporate more planting zones for trees and shrubs to buffer Whitnall Square Plaza.
- ☐ Airport observation area at southwest corner of Brust and Whitnall Aves.
- ☐ I feel strongly that we should maintain as much green space as possible.
- ☐ Having so much green space is an attraction and we should make the most of it.
- ☐ I do not want to see area #4 developed for commercial or industrial. I think it would seriously distract from your other efforts and would emphasize our traffic problems currently in that area.
- ☐ As far as I could tell no one knew or could tell me what the plan were for the land. Just that certain areas of land were available for development.
- ☐ Save the green space – people are interested in being able to see song birds, get to a creekside, and enjoy the quiet of the outdoors, without having to drive two hours. Maybe the land won't be of pristine quality, but it can be enough to experience the smells and sights and sounds of the natural world. Urban areas across the country are losing trees; we should be reversing that trend – we should be planting more trees and saving green space for them to grow in.
- ☐ The idea of a bike trail through the land (WE Energies) was a plan for the community. Left as green space, this area would be a wonderful place to ride a bike. We must look ahead to the future generations who will thank us for saving this green space as too much green space has been lost to development throughout Milwaukee County. Once green space is lost to development, it truly is lost forever. There is no turning back.
- ☐ I understand if in the future the archdioceses would sell the seminary woods, it would be open to development. What a tragedy, this should be off limits perpetuity. Wild life needs a place of sanctuary also.
- ☐ I realize the city has no control over control over what WE Energies does with its land. I hope we can salvage some for green space. The bit of land bordered by E. Martin, Howard, and Lake Dr. would make an ideal pocket park. I would like to see more green space than that. People can't be packed together without expecting problems.
- ☐ Leave our high school alone. Did anyone ever think that the reason so many people moved into the city did it because of the schools. If we wanted Cudahy – we would have chosen it.
- ☐ Will the future use of land be appropriately distributed that the increased value and potential of the City is used to the maximum in both aesthetic and commercial value.
- ☐ Be more specific as to each area. What type of development fits best. Office park, high school, residential, or whatever. Set City restriction for this type of development only in each area. No spot zoning for each developer who wants it.
- ☐ A balance of taxable property, church owned land, and green space would be good. However, any green space should be managed as park land or too promote wildlife habitat – not left wild to turn into a dumping ground.

Cultural and Natural Resources

- ☐ Fix the bike path along lakefront development.
- ☐ Has wildlife been studied in WE land? Know lots on this land, swamps, etc.
- ☐ I'd like to see the people who live in St. Francis to be the ones who own the property – not uninterested developers.
- ☐ We have many animal species that depend on the land that we have.
- ☐ People who own the property they live on respect it and keep it up, lets keep the land in St. Francis owned by the people who live on it.
- ☐ There should be put into plans a bumper zone between Seminary and development.
- ☐ It's criminal and greedy to build on the last chunk of Lake Michigan frontage.
- ☐ Leave the WE lands as open space with a bike trail through it, preserve as much natural area as possible.
- ☐ Where is the plan to enhance recreational opportunities of the Lake Michigan frontage.
- ☐ Don't build in every last available niche.
- ☐ Kayak / canoe rentals on the lake.
- ☐ Need for more green space. How does St. Francis compare with standards of other cities of comparable size?
- ☐ Protect green land.
- ☐ Consider revising parking space requirements for businesses – takes land away.
- ☐ Create space for youth.
- ☐ The WE energies has great value aside from its potential for commercial or residential development. It lies adjacent to one of the few natural areas in the entire county (Seminary Woods), its close proximity to the lake, the large size of the parcel, and the presence of a diverse plant community that includes rare species. This land should be restored as a natural area for people to enjoy and to provide habitat for wildlife.
- ☐ Development is occurring all over Milwaukee County and there are few areas left with potential for restoration as a natural area. The density of development in the Metropolitan area makes open space and natural areas that much more valuable to wildlife and people that live in the area.
- ☐ Preservation and protection of Seminary Woods which is not only recreational resource but is also important educationally.
- ☐ Some type of theme regarding the old power plant and rail system which was an integral part of the communities beginnings.
- ☐ Need for open spaces / buffer zones amongst lakeside housing developments.
- ☐ Implement standard for greenspace.
- ☐ Keep the green space. It's a great asset of the community. If you must, make it into a golf course, but keep it green.
- ☐ All the land (WE Energies) north of Howard should be preserved for open space. There is an abundance of wild flowers and trees that grow into that area. It's an absolutely beautiful place to walk through spring, summer, fall, and even winter. The City and the consultants have been sent a listing of all the flora and fauna that exist in this area. To develop this land would be a great loss not only to the City of St. Francis, but to the surrounding cities as well. It would be a great enhancement for the City to keep it as a wild life area – it would definitely be a draw for people that would be considering buying the condos on the lake. Everyone wants green space – that's why people keep moving out of the City try to find a home next to all conservancy or open space area. Keep what we have and build around it, not on it or through it.
- ☐ Will there be enough trees and shrubs to accommodate the growing use of motor vehicles within the next 15 years.
- ☐ A downtown village area would be nice to promote the identity of St. Francis as a city.

Transportation

- ☐ Need more bike paths separate from streets.
- ☐ Noise control – traffic on Howard Ave.
- ☐ There would have to be truck restrictions so drivers don't make the engine roar when downshifting. Time of day restrictions for trucks enforcement.
- ☐ #89 bus runs on E. Van Beck Ave.
- ☐ Train will never work in this community for personal transportation – drop the idea its pure poison – due to the excessive cost and very limited interest.
- ☐ Why isn't light rail stopping in St. Francis?

- ☐ Preserve our fresh air, don't make Howard Ave. a major thorough fare.
- ☐ Too many new cars projected to be on our streets, we need to breath the air in our city.
- ☐ It is foolish to say people are going to live in \$2000.00 units and take the bus downtown.
- ☐ Problem intersection – Howard and KK – hard to get onto KK from Koenig.
- ☐ Problem intersection – Layton and Pennsylvania – access to Blockbuster.
- ☐ Problem intersection – West Bound Howard turning left onto South Bound 794 – can't see oncoming traffic.
- ☐ Problem intersection – Getting onto 794 north from Howard – there is a blind spot trying to merge.
- ☐ Design safe bike paths.
- ☐ Improve pedestrian access.
- ☐ I would welcome a light rail spur in this area.
- ☐ St. Francis should collaborate with Cudahy in considering development centered around the proposed train station. It would be a great opportunity for both towns to take advantage of the potential business from commuters coming from Milwaukee or south of St. Francis from Kenosha, Racine, or cities and towns in northern Illinois.
- ☐ Extending the metra line from Kenosha to Milwaukee would greatly benefit the area.
- ☐ The traffic configuration at Howard and KK makes it difficult for me to get out of my subdivision using Koenig.
- ☐ I also think there is a blind spot at Howard turning south onto 794 – you cannot see the oncoming traffic because of the hill – need a turn light.
- ☐ There is another blind spot as you get onto 794 at Howard going north. As you merge on there is a blind spot you cannot see traffic that may already be in the lane.
- ☐ Will there be enough signs directing traffic through strategic areas that will inform both citizens (prospective and current) about the upcoming events.
- ☐ I would like more transportation for the elderly that have no car available.
- ☐ As mentioned, good roads with good access are important.

Utilities and Community Facilities

- ☐ Still have a concern of not having enough sanitary sewer capacity if all areas are fully developed.
- ☐ Sewer backups into existing area basements.
- ☐ Are you already planning to eliminate the high school and make this a retirement community?
- ☐ Living on Koenig below grade from Howard – what are you going to do about water shed runoff?
- ☐ Have power substation moved further west away from KK.
- ☐ A new community center built on the lakefront will benefit the area.
- ☐ Utilities and their properties need to be maintained and any development needs to be in balance with other community development.

Intergovernmental Cooperation

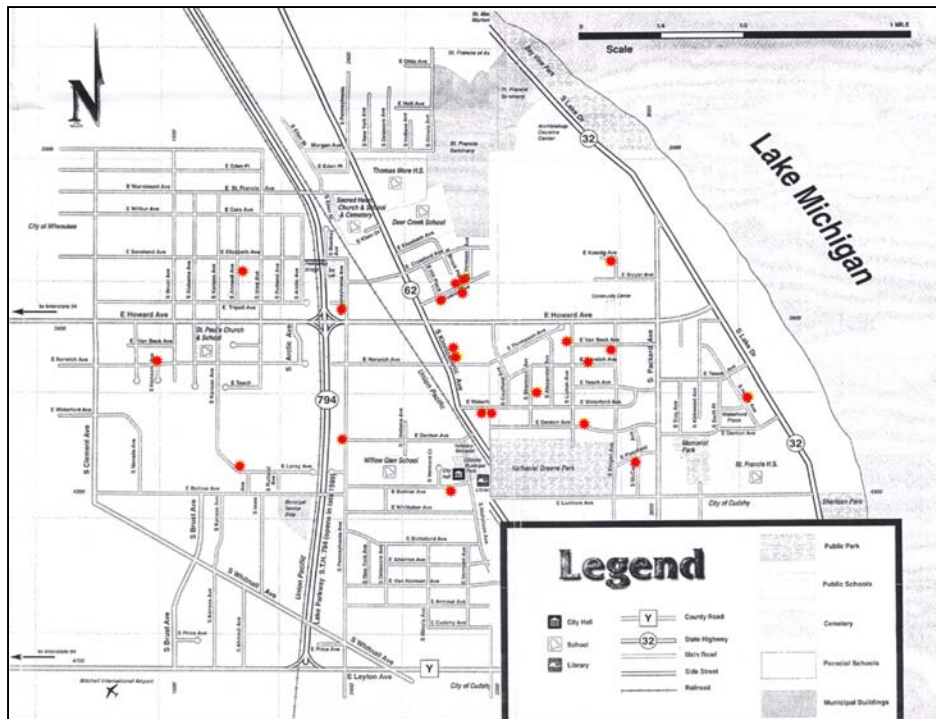
- ☐ In favor of limiting costs but not at the expense of loosing control over services (i.e. police, fire, etc.).
- ☐ We are a small community and would be the losers on any of this.
- ☐ Look at contracts for police and fire vs. other municipalities, how would they be melded together?
- ☐ The only concern would be a possibility of no high school, this would not be good in my eyes.
- ☐ Why was this planned the same night and time as an important school meeting, where is the cooperation of schools and city?
- ☐ Short distances between south shore communities is strong reason for merging municipal services where possible, budget pressures from state adds to this argument.
- ☐ I'd love to see us share services with other communities.
- ☐ I would love to see us share school services. I think it works on the north shore with Nicolet – it can work here too.
- ☐ It would be helpful to have the cooperation of all agencies to integrate all phases as to institute a chamber of commerce for St. Francis. This information would be presented at the level of the general public.
- ☐ More examples as to what other city's are doing.
- ☐ Keep citizens more informed thru newspapers with pros and cons each side of issue (i.e. Thomas Moore).
- ☐ Anything that benefits St. Francis and keeps taxes down would be good.

General Comments

- ☐ Need more single family homes.
- ☐ Need more families and more property owners. A property owner has more invested in our community then a renter.
- ☐ We need a plan, something to put on paper. This was a good start.
- ☐ Listen to the people and consider what the citizens want to see.
- ☐ Change for change sake is not always the right or good thing.
- ☐ Lets do it right the first time.
- ☐ Look at the North Shore (Mequon) on how they demand buildings to be structured and situated. Look at Cudahy (bad example) and how they allowed Osco to build such a hideous building on Packard Ave was a travesty.
- ☐ According to the graph you are about mid-point. I would hope the St. Francis residents are informed as you go along on the graph, not only what is happening but when the open meetings are.
- ☐ Have studies been done looking into development in other places. How would this work out? Don't just jump in, really put thought into this.
- ☐ With the increased housing density, use the money to lower taxes, not on non-essentials projects.
- ☐ Don't make hasty decisions about development.
- ☐ There are numerous wildlife species that depend on our natural resources.
- ☐ St. Francis has the small community feeling that makes raising a family appealing.
- ☐ Too much ambition to develop.
- ☐ We live in St. Francis because it is a safe place to raise a family and know the people.
- ☐ Hope the plan will meet a balance of all the hopes of the people of St. Francis.
- ☐ Very concerned about the extra activities in the school district plans to cut, and what the development can do to help route money to the schools.
- ☐ Don't see a need for a center business district.
- ☐ School facilities can double as community facilities.
- ☐ Declining population due to ageing of population, fewer children at home, growing in senior apartments and condos – this all suggests declining school population. This argues for merging schools. Should seriously consider.
- ☐ Many older residents would like to stay in the community, but do not find suitable housing to move into. Many younger, upper class families do not find upper class housing available.
- ☐ Moving high school and city hall to WE property would streamline residential development.
- ☐ Leave part of the WE land vacant. Maybe a conservancy group would buy it.
- ☐ Any development you do in St. Francis must preserve the quiet of the parks, and the resident friendly character that currently exists.
- ☐ Preserve WE Energies land. One of St. Francis' unique attributes is the existence of sizeable tracts of green space. These natural areas give a quality of life that is increasingly sought after by families. Lost the opportunity to have total public lakefront reaching from Bay View Park to Grant Park. Being in touch with the earth is a human need too often forgotten in the blind rush to develop. I would recommend preserving as natural land the total area north of Howard Ave currently owned by WE Energies. I believe the old substation triangle plot would be a wonderful place to encourage economic development. I believe small shops (Cedarburg and Greendale) could be quite successful there. The same should be encouraged along Kinnickinnic Ave.
- ☐ Talking with many area residents, I've found a great deal of disappointment with the lakefront development. I also understand that there was opposition at the approval meeting, but none was reported in the newspaper.
- ☐ May be able to get useful information from the surveys sent out with the 2001 tax bills.
- ☐ I'd like to see you publish the comments and make them available to the public.
- ☐ You should have had the slide show that the UWM students put together running throughout the meeting. It would have given the residents an idea of what could happen with the WE Energies land. They put together a very good plan – perhaps before the end of the planning process you could show the slide show to the residents of St. Francis.
- ☐ You should have had some type of plans for development at this open house – sketches, drawings – something. The maps only showed what we already know – there is open space in the City of St. Francis.
- ☐ I like the idea of developing small retail, restaurants, barber shop, etc. on the triangle at Packard and Lake Dr.

- ❑ There is so much modest housing in St. Francis that I think there is a need for more upscale residences. Possible location could be along north side of Howard Ave. and west of Lake Dr. A public parkway / walkway could weave through that area. I believe Greendale has something like that, north of their city center area. The nice housing on Crawford, Koenig, etc. would connect to this new area.
- ❑ Keep and develop the main commercial area on Layton Ave. This fits in with what Cudahy is doing. Connect the two existing shopping centers, Whitnall Sq. and Layton Mart.
- ❑ It looks like there's some room for light industrial and commercial development on both Norwich and KK areas.
- ❑ Balance and spread improvements out so that there is not great convergence of traffic like there is on Bluemound Rd, Mooreland Rd, etc. That's a nightmare we don't need in St. Francis.
- ❑ This would be a good time to take that ugly billboard down on Packard Ave. near Lake Dr. and to ban any future billboards in St. Francis.
- ❑ We've already lost access to the lake. The bike path is a poor trade off. We the taxpayers have to pay for erosion control and general up keep. Because it is isolated, I a senior citizen, will probably not use it. The lakeside project seems to be going up in a staggered fashion. Our view of the lake will also be lost.
- ❑ Lets gear this city toward permanent residents, not the transients.
- ❑ With talk of opening up the land at the high school – I have already started thinking of moving out of this city. I can't believe that the mayor, who was elected, would allow this to happen.
- ❑ The presentation at the city community included only those that had access to a car and mobility. This plan could be shown on the government access channel as a project tour. This would enable greater visibility and viewer ship increasing greater response and more interaction.

The following map illustrated the approximate locations of respondents with in the City who completed the address section of the questionnaire.



Appendix B: Park and Open Space Comparison Data

Summary of Analysis #1 - #3

	St. Francis	Cudahy	South Milwaukee	Shorewood
Total Acreage of Park/Open Space ¹	185	446	755	158
2000 Census Population	8,662	18,429	21,256	13,763
Total Acreage of Park/Open Space per 1000 Persons	21.3	24.2	35.4	11.4
Total Acreage of Land	1,664	3,072	3,072	1,024
Percentage of Park/Open Space per Acres of Land	11.1%	14.5%	24.6%	28.8%

1 - Total Acreage from Analysis #1 - #3

Park & Outdoor Recreation Sites Owned by Milwaukee County: 2001

[illegible]

2000 Census Population	8,662
Total Acreage of Park/Open Space per 1000 Persons	9.1
Total Acreage of St. Francis	1,664
Percentage of Park/Open Space per Acres of Land	4.7%

Cudahy		
Site Name	Classification ¹	Acreage
Cudahy Park (29)	NP	18
Pulaski Park (111)	NP	16
Sheridan Park (125)	SRP	107
Waminont Park (141)	SRP	249
		390 Total Acreage

2000 Census Population	18,425
Total Acreage of Park/Open Space per 1000 Persons	21.2
Total Acreage of Cudahy	3,072
Percentage of Park/Open Space per Acres of Land	12.7%

South Milwaukee		
Site Name	Classification ¹	Acreage
Burns Commons (14)	GS	2
Grant Park (47)	SRP	375
Oak Creek Parkway (103)	MPW	315 ³
		692 Total Acreage

2000 Census Population	21,256
Total Acreage of Park/Open Space per 1000 Persons	32.5
Total Acreage of South Milwaukee	3,072
Percentage of Park/Open Space per Acres of Land	22.5%

[illegible]

2000 Census Population	13,763
Total Acreage of Park/Open Space per 1000 Persons	7.2
Total Acreage of South Milwaukee	1,024
Percentage of Park/Open Space per Acres of Land	9.8%

General Note: SEWRPC Minimum per Capita Public Requirements: 5.3 Acres per 1000 Persons

1 - (NP) Neighborhood Park; (SCP) Special Community Park; (SRP) Special Regional Park; (GS) Greenspot; (MPW) Metropolitan Parkway; (CPW) Community Parkway; (RPW) Regional Parkway; (Nat Pres) Nature Preserve; (MP) Metropolitan Park

2 - Estimated 50% of Bay View Park is located in the City of St. Francis

3 - Estimated 30% of Oak Creek Parkway is located in the City of South Milwaukee and 70% in the City of Oak Creek

4- Estimated 40% of Eastside Bike Trail is located in the Village of Shorewood

5-Estimated 60% of Estabrook Park is located in the Village of Shorewood

Source: Southeastern Regional Planning Commission: Park and Open Space Plan for Milwaukee County (Under Revisions for 2003):Referencing Appendic C, Table 10, Map 8

Analysis #2

Park & Open Space Sites Owned by Cities, Villages, Towns, or School Districts in Milwaukee County: 2001

[illegible]

2000 Census Population	8,662
Total Acreage of Park/Open Space per 1000 Persons	4.1
Total Acreage of St. Francis	1,664
Percentage of Park/Open Space per Acres of Land	2.2%

[illegible]

2000 Census Population	18,425
Total Acreage of Park/Open Space per 1000 Persons	2.2
Total Acreage of Cudahy	3,072
Percentage of Park/Open Space per Acres of Land	1.3%

[illegible]

2000 Census Population	21,256
Total Acreage of Park/Open Space per 1000 Persons	2.5
Total Acreage of South Milwaukee	3,072
Percentage of Park/Open Space per Acres of Land	1.8%

[illegible]

2000 Census Population	13,763
Total Acreage of Park/Open Space per 1000 Persons	4.2
Total Acreage of South Milwaukee	1,024
Percentage of Park/Open Space per Acres of Land	5.7%

General Note: SEWRPC Minimum per Capita Public Requirements: 1.7 Acres per 1000 Persons

Analysis #3
Private Outdoor Recreation & Open Space Site in Milwaukee County: 2001

St. Francis

Site Name	Ownership ¹	Acreage
St. Francis De Sales College (49)	10	20
Scared Heart of Jesus School (50)	10	1
Thomas Moore High School (51)	10	12
St. Francis Seminary Woods (9)	10	37
		70 Total Acreage

2000 Census Population	8,662
Total Acreage of Park/Open Space per 1000 Persons	8.0
Total Acreage of St. Francis	1,664
Percentage of Park/Open Space per Acres of Land	4.2%

Cudahy

Site Name	Ownership ¹	Acreage
St. Paul's Lutheran School (54)	10	1
St. Joseph School (55)	10	1
Ladish Little League Park (56)	10	3
YMCA (57)	10	10
		15 Total Acreage

2000 Census Population	18,429
Total Acreage of Park/Open Space per 1000 Persons	0.8
Total Acreage of Cudahy	3,072
Percentage of Park/Open Space per Acres of Land	0.5%

South Milwaukee

Site Name	Ownership ¹	Acreage
St. Sylvester School (10)	10	5
St. Mary School (11)	10	1
Zion School (12)	10	3
		9 Total Acreage

2000 Census Population	21,256
Total Acreage of Park/Open Space per 1000 Persons	0.4
Total Acreage of South Milwaukee	3,072
Percentage of Park/Open Space per Acres of Land	0.3%

Shorewood (North Shore Community)

Site Name	Ownership ¹	Acreage
		-

2000 Census Population	13,763
Total Acreage of Park/Open Space per 1000 Persons	-
Total Acreage of South Milwaukee	1,024
Percentage of Park/Open Space per Acres of Land	-

1 - (10) Organizational; (11) Commercial

Source: Southeastern Regional Planning Commission: Park and Open Space Plan for Milwaukee County (Under Revisions for 2003):Referencing Appendic C, Table A-2, Map A-2, Table 6, Map 4

Appendix C: Land Use Plan Summary Chart

		Activities and Uses	Redevelopment Process	Physical Characteristics	Traffic and Circulation
RESIDENTIAL NEIGHBORHOODS	All Residential Neighborhoods	<p>Include shared open spaces</p> <p>Allow a variety of residential uses</p> <p>Adaptive reuse of any historic building an structures is encouraged</p> <p>Allow a variety of residential support uses</p>	<p>Use preservation techniques to preserve the land</p> <p>Require common property maintenance</p> <p>Establish standards for dedication of parkland</p> <p>Establish City programs to enforce exterior maintenance of residential units.</p>	<p>Create a uniform street edge</p> <p>Character of residential streets</p> <p>Provide similar setbacks</p> <p>Garages shall not be the prominent feature</p> <p>Create strong visual order</p> <p>Enforce architectural regulations</p> <p>Preservation of existing, historically significant structures</p> <p>Design of multifamily or elderly housing</p> <p>New buildings shall have no adverse physical impact on the surroundings</p> <p>Any signage shall relate physically and visually to their location</p> <p>Preserve the existing natural features</p> <p>Use plantings to create parking courts</p>	<p>Design street system for local traffic</p> <p>Allow for street parking</p> <p>Link streets together</p> <p>Include sidewalks or create walking and hiking trails</p>
	High School Neighborhood	<p>New condominium style buildings should only be allowed along the neighborhood corridors</p> <p>Include public open spaces and connections to existing recreation areas</p> <p>Allow small-scale neighborhood retail or office along Packard Ave.</p>	<p>Allow development of infill residential uses where appropriate.</p> <p>Site and architectural design guidelines for this area should be established</p> <p>Improve access and services to Vretnar Municipal Park</p>		<p>Create pedestrian and bicycle linkages to existing neighborhood corridors</p>
	Seminary Woods	<p>Allow compatible residential development in this area.</p> <p>Allow retail development along Packard Ave to create a City Center</p> <p>Allow a mix of uses within buildings.</p> <p>Allow development of office and supporting services.</p> <p>Allow relocation of some Public institutions as an integrated element of retail or office development.</p>	<p>Work with WE Energies to clean and improve the developable area</p> <p>Rezone land to protect from development of manufacturing uses</p> <p>Develop a detailed redevelopment master plan and /or overlay zoning district</p> <p>Create detailed design guidelines for any new development or redevelopment in this area</p>	<p>Create meaningful green spaces and public spaces within any new developments</p> <p>Preserve existing natural areas in this area</p>	<p>Provide linkages from Kinnickinnic to Lake Drive that deters cut through traffic while allowing multiple circulation routes.</p> <p>Make connections across Howard Ave. to the residential neighborhood</p>
	Lakefront Neighborhood	<p>Provide public or semi-public use at the north end of the current development</p>	<p>Develop a detailed redevelopment master plan and /or overlay zoning district for this area</p>	<p>Provide linkage to the Lakefront Oak Leaf Trail via public easements.</p>	
	Green Park Neighborhood	<p>Allow infill of single family homes where appropriate</p>	<p>If existing multi-family units are redeveloped, encourage single family or larger dwelling units.</p>	<p>Encourage County to maintain or improve facilities in Green Park</p>	<p>Provide pedestrian and vehicular connections to Seminary Woods Neighborhood.</p>
	Civic Center Neighborhood	<p>Allow and promote expansion of the library and other civic institutions in this neighborhood.</p> <p>Allow infill of single-family homes where appropriate.</p>	<p>Rezone land as necessary to promote single-family residential development.</p>		
	Southwest Neighborhood		<p>Encourage infill development that is complementary to existing single-family homes.</p>		
	Northwest Neighborhood	<p>Identify areas for development of small pocket parks for local neighborhood use. Encourage Milwaukee County to aid in acquisition of identified land.</p>	<p>Encourage redevelopment of vacant manufacturing facilities in a manner that does not have negative impacts on the single-family homes in this neighborhood.</p>		

		Activities and Uses	Redevelopment Process	Physical Characteristics	Traffic and Circulation
DISTRICTS	Layton Ave. Commercial/Office District	Allow development/redevelopment of properties along Layton Ave. for expanded retail and office uses.	Develop a master plan for future development/redevelopment in the Layton Ave. Commercial District Conduct a market study to attract desirable retail businesses to the "City Center". Ensure long term maintenance by either (a) the landowners or (b) the City with assessment to the landowner. Reduce the need or major maintenance in this area by selection appropriate landscaping and screening elements.	Establish gateways or signature buildings at the entry to the district. Create design guidelines for redevelopment of business properties to ensure quality architectural and site design. Require landscaped and buffered parking courts in all retail and office developments. Promote development along the street edge with parking in the rear or in between business uses.	Link existing commercial nodes along within the district. Linkage can be either vehicular or pedestrian. As part of a master plan for this district, establish guidelines for specific access points into various sites within the district and require easements between sites to allow linkage.
	City Center Commercial/Office District	Allow development of small scale, specialty retail and office spaces in this district. Residential above retail should be encouraged in this area Create a central gathering/meeting place within the development.	Create a redevelopment master plan and /or overlay zoning district for this site Rezoned land to protect for development as manufacturing uses Conduct a market study to attract desirable retail businesses to the "City Center". Ensure long term maintenance by either (a) the landowners or (b) the City with assessment to the landowner. Reduce the need or major maintenance in this area by selection appropriate landscaping and screening elements.	Create a strong street edge along Packard Ave. and Lake Dr. creating an urban "main street" Create a gateway feature for this area Provide pedestrian friendly environment Use building forms to create public spaces.	Provide linkages to surrounding neighborhoods and lakefront. Encourage street level pedestrian activity Maintain sidewalks throughout. Use of on street parking wherever possible Design parking paving with strong visual distinction
	Institutional District	Allow uses that will provide services to the surrounding community	Promote development or uses that will contribute tax base or impact fees to the City.		
	Industrial District	Allow light manufacturing, business or mixed uses. Encourage use of outdoor spaces within the district	Promote and facilitate expansion of existing industry to allow growth within the City. Identify sites for new businesses to locate		Minimize impacts of industrial traffic in residential neighborhoods Provide linkage to surrounding neighborhoods and outdoor amenities.

	Activities and Uses	Redevelopment Process	Physical Characteristics	Traffic and Circulation
Corridors	Regional Corridors	<p>Industrial, business or mixed-use developments will be concentrated along regional corridors.</p> <p>Uses at the Layton interchange should be consistent with those recommendations identified in the business district recommendations section.</p> <p>Uses at the Howard Interchange should be create an attractive gateway into the community and be compatible with the surrounding uses.</p>		
	Community Corridors	<p>Encourage retail activity</p> <p>Encourage a mix of uses that will create an active environment throughout the day</p> <p>Encourage outdoor activities and events including retail activities in parking areas, seasonal events, temporary structures and outdoor eating, seating areas</p> <p>Link these areas to residential neighborhoods when possible via pedestrian paths.</p>	<p>Create an overlay-zoning district in conjunction with the Business/office districts to redevelop existing businesses along Layton and Kinnickinnic Aves.</p> <p>Assign maintenance and management of special features (such as signage, shared traffic and parking easements, outdoor green spaces and plazas) to local property owners or businesses.</p> <p>Encourage the design of appropriately scaled buildings that utilize high-quality materials.</p> <p>New buildings should reinforce the continuity of the street edge.</p> <p>Parking courts should be landscaped and have pedestrian friendly elements such as walkways, trees, ornamental fences etc.</p>	<p>Encourage the creation of transportation connections that facilitate bicycle and pedestrian movement.</p> <p>As existing uses evolve or change, require the creation of links for shared access in front of commercial structures. Use such easements to facilitate the reduction of curb cuts along a</p>
	Neighborhood Corridors	<p>Allow for a variety of residential developments compatible with adjacent residential neighborhoods along neighborhood corridors</p> <p>Encourage integration of community uses, especially where residential streets connect to other public spaces such as schools, or parks.</p>		<p>Design street systems in a way the slows traffic along the Neighborhood Corridor</p>
	Rail Corridors	<p>Commercial, mixed-use development and light industry should be focused in areas where the infrastructure and utilities can support development.</p>		